

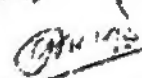
विकास योजना, सोलापूर  
महाराष्ट्र प्रादेशिक व नगर रचना  
अधिनियम, १९६६ च्या कलम-३७(१अं)(सी)  
अन्वये विकास नियंत्रण नियमावलीत  
फेरबदल करण्याबाबत.

महाराष्ट्र शासन  
नगर विकास विभाग,  
मंत्रालय, मुंबई - ४०० ०३२  
शासन निर्णय क्रमांक-टिपीएस-१८०८/१३४४/प्र.क्र.१३३२/०८/नवि-१३

दिनांक : ०३.११.२००९

शासन निर्णय :- सोबतची शासकीय अधिसूचना महाराष्ट्र शासनाच्या राजपत्रा मध्ये प्रसिद्ध करावी.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नावाने,

  
(वि. म. रानडे)

अवर सचिव, महाराष्ट्र शासन.

प्रति,  
विभागीय आयुक्त, पुणे विभाग, पुणे.  
संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.  
जिल्हाधिकारी, सोलापूर.  
आयुक्त, सोलापूर महानगरपालिका, सोलापूर.  
उपसंचालक, नगर रचना, पुणे विभाग, पुणे.  
सहायक संचालक, नगर रचना, सोलापूर शाखा, सोलापूर.  
व्यवस्थापक, येरवडा कारागृह मुद्रणालय, पुणे.

(त्यांना विनंती करण्यात येते की, सोबतची शासकीय सूचना महाराष्ट्र शासनाच्या राजपत्राच्या भाग-१, पुणे विभाग, पुणे पुरवणी भाग-१ मध्ये प्रसिद्ध करून त्याच्या प्रत्येकी १० प्रती या विभागास, संचालक नगर रचना, महाराष्ट्र राज्य, पुणे, जिल्हाधिकारी, सोलापूर, आयुक्त, सोलापूर महानगरपालिका, सोलापूर व उपसंचालक, नगर रचना, पुणे विभाग, पुणे, सहायक संचालक, नगर रचना, सोलापूर शाखा, सोलापूर यांना पाठवाव्यात)

कक्ष अधिकारी (नवि-२१) नगर विकास विभाग, मंत्रालय, मुंबई यांना विनंती की सदरची अधिसूचना या विभागाच्या वेबसाईटवर प्रसिद्ध करणेत यावी.

निवड नस्ती (नवि-१३)

Notification under section 37(1AA)(c) of  
Maharashtra Regional and  
Town Planning Act, 1966  
Modification to Development  
Control Regulations for Solapur  
Municipal Corporation.

**NOTIFICATION**

Government of Maharashtra  
Urban Development Department,  
Mantralaya, Mumbai 400 032.

Dated : 03.11.2009

No. TPS-1808/1344/CR-1332/08/UD-13

Whereas, the Development Control Regulations for Solapur  
Maharashtra Municipal Corporation (hereinafter referred to as "the said  
Regional & Regulations") have been sanctioned by Government in Urban  
Town Planning Development Department, under section 31(1) of the Maharashtra  
Act 1966. Regional & Town Planning Act, 1966 (hereinafter referred to as "the  
said Act") vide Notification No. TPS-1702/454/CR-82/2003/UD-13,  
dated 18<sup>th</sup> August, 2004 and which come into force with effect from  
9<sup>th</sup> September, 2004;

And whereas, Regulations no.9 (Table No.3) of the said  
Regulations describes manner of Development/ Redevelopment of  
land allocated, designated or reserved for certain purposes in the  
sanctioned Development Plan of Solapur Municipal Corporation. The  
said Regulation permit certain reservations to be developed by the  
owner under the concept of Accommodation of reservations, subject  
to some condition;

And whereas, it is now proposed to be added a new Regulation  
No.II(g) in Table No.3 of Regulation No.9 to develop the reservations of  
District Commercial Centre / Town Centre / Sub-Centre under the  
above mentioned concept of Accommodation of reservations. Instead  
of existing Regulation No.52 regarding District Centre (Q.2 Zone) and  
for that purpose it is proposed to modify the said Regulations  
accordingly (hereinafter referred to as "the said Modification");

And whereas, in view of the facts and circumstances mentioned  
above and in exercise of the powers contained in subsection (1AA) of  
section 37 of the said Act, Government had published a Notice  
no. TPS-1808/1344/CR-1332/08/UD-13 dated 10/10/08 (hereinafter  
referred to as "the said Notice") for inviting suggestions/objections  
from any person with respect to the said Modification;

And whereas, the said Notice was published in the Government  
Gazette dated 20/11/08 and said notice was published in the  
newspaper namely Economic Times, Pune dated 07/11/08;

And whereas, as per the said Notice, Government had  
appointed Deputy Director of Town Planning, Pune Division, Pune as  
an Officer under section 152 of the said Act (hereinafter referred to as  
"the said Officer") to scrutinize any suggestions/objections received,  
grant hearing to the persons, who have submitted  
suggestions/objections including Solapur Municipal Corporation

(hereinafter referred to as "the said Corporation") and submit his report to the Government regarding the said modification;

And whereas, after completing the procedure as laid down under section 37(1AA) of the said Act, & giving hearing to the concerned persons on the suggestions/objections received, the said Officer has submitted his report to the Government on 15/06/09;

And whereas, the Government of Maharashtra after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune is satisfied that the said Modification is necessary and shall be sanctioned with some changes;

Now therefore, in exercise of the powers conferred under sub-section 37 (1AA)(c) of section 37 of the said Act, the Government of Maharashtra hereby sanctions the Modification proposal with some changes and for that purpose amends the said Notification sanctioning the Development Control Regulation as mentioned in the schedule of modification.

In the schedule of Modifications appended to the Notification of sanctioning the said Development Control Regulation after the last entry following new entry is added viz;

### ENTRY

#### Schedule of Modification

A) i) Following Sub-Regulations No. II(c) is added in Table No.3 of the said Regulation No.9 of the said Regulations.

Sr.No.	Use Allocation / designation or reservation	Person/Author ity who may develop	Conditions subject to which develop
1	II(c) Commercial / District Commercial Centre / Town Centre / Town Sub-Centre	Corporation or owner or Special Planning Authority (SPA)	The Corporation or Special Planning Authority (SPA) may acquire the land and develop it for District Commercial Centre/Town Centre/Town Sub-Centre OR The owner may develop the District Commercial Centre/Town Centre/Town Sub-Centre on his agreeing to give 30 percent of the permissible built-up area along with appurtenant land for the District Commercial Centre/Town Centre/Town Sub-Centre as per the requirement of the Municipal Commissioner/SPA to Corporation/SPA free of cost, for the use permissible in G1/C2 Zone. The owner thereafter will be entitled to have the permissible FSI of the plot for other permissible uses of G1/C2 Zone without taking into

account the built-up area of District Commercial Centre/Town Centre/Town Sub-Centre to be handed over to Corporation.

The Owner/Developer shall be allowed to use TDR/Additional FSI on 70% of land, subject to FSI limit of 2 (Two) on the entire plot & also subject to the appendix-V regulation No.32 (12) & other regulations.

ii) Clause No.52 is deleted and substituted by following :-

52. District Commercial Area / Zone (C2 Zone) -

1) Uses permitted in District Commercial Zone (C2 Zone) -

i) Area to the extent of 40% of permissible floor area shall be developed for following users, as per the specification of the Corporation.

a) Wholesale establishment not exceeding 200 sqm. for commodities other than those prohibited by any statute or rule.

b) Public utility building.

c) Headquarters of a Commercial Organization or firm.

d) Printing, book binding, engraving and block making.

On the remaining 60% of the permissible floor area, uses permissible in a local commercial zone (C1 Zone) shall be permissible provided that, the extent of residential use shall not exceed 30% of the permissible floor area.

**Note :-**

1) Aforesaid schedule of Modification to the said Regulation is kept open for inspection of the public during office hours in the office of the Solapur Municipal Corporation, Solapur.

2) Fixes the date of publication of this notification in the Government Gazette as the date of coming into force of this notification.

This Notification is also published on Government website

[www.urban.government.in](http://www.urban.government.in).

By order and in the name of Governor of Maharashtra,

( V.M.Ranade )

Under Secretary to Government